



Unit 4, Broadfield Court, Sheffield S8 0XF

TO LET

Good Quality Ground Floor Office Suite

**2,737 Sq Ft
(254 Sq M)**

Unit 4, Broadfield Court, Sheffield S8 0XF

DESCRIPTION

The property comprises a modern office building laid out over two floors. The available ground floor office is fitted out to a good standard and comprises raised access floors, suspended ceilings, LED Lighting.

The property also includes 8 car parking spaces.

- ✓ **Self Contained Office Building**
- ✓ **Ground floor available**
- ✓ **8 Car Parking Spaces**
- ✓ **Good Quality Specification**
- ✓ **Strong Transport Links**
- ✓ **Located on Outskirts of Sheffield City Centre**

LOCATION

Broadfield Court is located on the outskirts of Sheffield City Centre.

The subject property is situated in a modern office park with other similar units in the immediate vicinity. The property is within close proximity to Abbeydale Road (A621) which is one of the main arterial routes out of the city centre towards the suburban areas to the south of the city.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor Office	2,737	254
Total	2,737	254

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

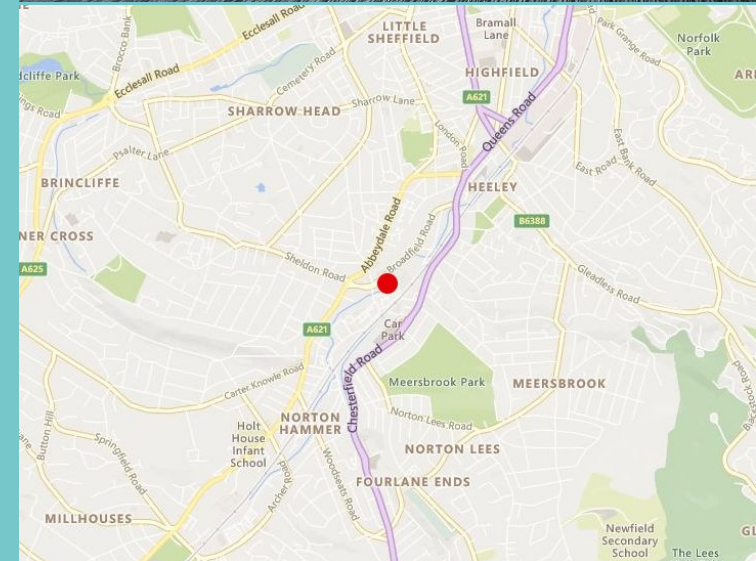
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The premises are available by way of a new lease on terms to be agreed at a rent of £13 per sq ft.

EPC The property has an EPC rating of D-92.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 18-Aug-2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Alfie Weston
07707 866 742
alweston@lsh.co.uk

Wiktoria Wrzesinska
WWrzesinska@lsh.co.uk

Thomas Reasbeck
TReasbeck@lsh.co.uk